

was worth those cherries. The lady next door didn't think so. She wanted them.

(No Cross Examination)

BENJAMIN B. ROSENSTOCK, a witness produced on the part of the Petitioner, being first duly sworn, deposes and says:

If your Honor pleases, I was approached by means of a letter from Mr. William L. Galvin, Committee of Miss Marie Murphy, who requested that I investigate whether a tenant could be secured for the property or whether in my opinion it was more advisable to sell. This was in December, 1935, and in response to that I borrowed the keys from Fr. Donbn and went to the property, and I reported shortly thereafter that in my opinion the property could be rented at between \$35 and \$40 a month as a unit, and I secured some estimates for papering and painting, and the amount was \$200. The woodwork at that time was badly in need of paint, and I secured other estimates as to placing the bathroom on the first floor, relocating the bathrooms on the second floor. One was located on the outside sleeping porch previously put there and which I had been informed by Miss Murphy during her residing in Frederick became very cold during the winter months. Those estimates approached \$1500, and on that basis I figured that the three floors could be rented for \$70 a month. Of course we must remember that was in 1935. In my calculations I thought we could get \$15.00 for the third floor, \$25.00 for the second and \$35.00 for the first floor. The taxes on the property and water rent approximate \$135.00 a year; insurance approximates \$20, and I figured \$150 a year you could count on that for repairs, and at that time the best rental that anybody could hope for, although we weren't able to secure a tenant at that figure, was \$45.00 a month as a unit. That is, renting it as a house, the tenant to furnish his own heat, \$45 would have been the maximum figure we could secure. The property is assessed at \$3135, and the improvements of \$3,000, making a total assess-